

Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>02-111</u>	<u>ADRIAN DEVELOPMENT GROUP, INC.</u>
<u>02-255</u>	<u>GENET FAMILY LTD. PARTNERSHIPS NO. 1, & NO. 2</u>
<u>02-265</u>	<u>THE CORINTHIAN APARTMENTS LTD</u>

HEARING NO. 02-10-CZ9-4 (02-111)

17-53-40
Council Area 9
Comm. Dist. 12

APPLICANTS: ADRIAN DEVELOPMENT GROUP, INC. is appealing the decision of Community Zoning Appeals Board #9 for LANDMARK 107 L. C., ET AL., which denied in part the following:

(1) BU-2, IU-1 & GU to T. N. D.

(2) USE VARIANCE to permit residential uses in the workshop area (not permitted).

SUBJECT PROPERTY: Tracts 24, 25, 33, 34, 35, 36, 45, 46, 47, 48 and the west ½ of Tracts 41, 42, 43 and 44 in Section 17, Township 53 South, Range 40 East, FLORIDA FRUITLAND COMPANY SUBDIVISION, Plat book 2, Page 17.

LOCATION: Lying on the east side of N.W. 107 Avenue and north of N.W. 58 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 120 Acres

BU-2 (Business – Special)

IU-1 (Industry – Light)

GU (Interim)

T. N. D. (Traditional Neighborhood District)

APPLICANTS: GENET FAMILY LTD. PARTNERSHIPS NO. 1, & NO. 2 is appealing the decision of Community Zoning Appeals Board #5, which denied the following:

AU to RU-3M

SUBJECT PROPERTY: Tract 16, less the right-of-way for State Road 93 (I-75), together with portions of Tracts 1, 2, 3, 4 & 5, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, in Section 9, Township 52 South, Range 40 East, Plat book 2, Page 17, being more particularly described as follows:

Commence at the Northeast corner of said Section 9; thence run S2°38'18"E, along the east line of said Section 9, for 1,571.76'; thence S89°35'0"W, along a line parallel with and 254.81' south of, as measured at right angles to, the south line of said Tract 4, for 886.43', to the Point of beginning of the following described parcel: thence continue S89°35'0"W, along the last mentioned course, for 433.85'; thence N2°38'8"W, along the west line of said Tract 5, 4, 3 & 2, for 1,243.2'; thence S89°36'38"W, along the south line of said Tract 16, for 352.93', to a point on a curve, said point bears N38°37'32"W, from the radius point of said curve; thence NE/ly, along a circular curve to the right, having a radius of 550' and a central angle of 23°12'11", for an arc distance of 222.73', to a point on said curve, said point bears N15°25'21"W, from the radius point of the last described curve; thence N89°37'11"E, along the right-of-way line of State Road 93 (I-75), for 585.11'; thence S2°38'18"E, along a line parallel with and 885.76' west of, as measured at right angles to, the east line of said Section 9, for 1,342.14', to the Point of beginning. Bearings mentioned herein relate to an assumed bearing of N2°38'18"W along the east line of Section 9.

LOCATION: South of theoretical N.W. 186 Street & approximately 900'± west of N.W. 87 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 13.97± Acres

AU (Agricultural – Residential)

RU-3M (Minimum Apartment House 12.9 units/net acre)

APPLICANT: THE CORINTHIAN APARTMENTS LTD. is appealing the decision of Community Zoning Appeals Board #8 on S & D LAND DEVELOPMENT, INC., which denied the following:

RU-1 & BU-2 to RU-4M

SUBJECT PROPERTY: Commence at the Northeast corner of Tract 27 of REVISED PLAT OF WEST LITTLE RIVER, Plat book 34, Page 19; thence S89°59'48"E for 25.11' to the Point of beginning of the hereinafter described parcel of land; thence S89°59'48"E along the S/ly right-of-way line of N.W. 78th Street for 548.66' to a Point of tangency of a circular curve to the left concave to the Southeast having a radius of 25' and a central angle of 89°59'54" for 39.27'; thence S0°0'18"W along the E/ly right-of-way line of N.W. 22nd Avenue for 392.1'; thence N89°55'20"E to a point along the W/ly right-of-way line of N.W. 21st Avenue for 596.97'; thence N0°15'10"W along the W/ly right-of-way line of N.W. 21st Avenue for 391.15' to a Point of tangency of a circular curve to the left concave to the Southwest having a radius of 25' and a central angle of 90°14'58" for 39.38' to the Point of beginning.

LOCATION: The Southeast corner of N.W. 78 Street and N.W. 22 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.71± Acres

RU-1 (Single Family Residential)
BU-2 (Business – Special)
RU-4M (Modified Apartment House 35.9 units/net acre)